

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B1-CNS and DR 3.5 zone to an RM zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP
ELECTION
DISTRICT
D.T. 1/2
TYPE
NAME
LY
FIRM

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Julius W. Lichter
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: (301) 321-0600

Legal Owner(s):
HLB JOINT VENTURE
(Type or Print Name)
Signature
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

BABO-F rm 1

Item No. 5 - Cycle V
Petitioner HLB Joint Venture
Reclassification Petition
Page 2

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date which will be between September 1 and December 31, 1983, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Mr. Harold Goldsmith
1220 Joppa Road
Towson, Maryland 21204
Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.L.-C.N.S. & D.R. 3.5
TO B.M. ZONE : FOR BALTIMORE COUNTY
SW Corner Reisterstown Rd. &
S. Tollgate Rd., 4th District
HLB JOINT VENTURE, Petitioner : Case No. R-84-4 (Item 5, Cycle V)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of July, 1983, a

copy of the foregoing Order was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Building, 305 W. Chesapeake Avenue, Towson, MD 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 2, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
or
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 5 - Cycle V
Petitioner - HLB Joint Venture
Reclassification Petition

Dear Mr. Lichter:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before Tuesday, May 31, 1983. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the southwest corner of Reisterstown and South Tollgate Roads in the 4th Election District, the subject property is presently zoned in its majority B.L.-C.N.S. and a small portion zoned D.R. 3.5 in the rear. It is improved with an abandoned building and accessory parking area, while commercial uses exist to the north and south along Reisterstown Road. To the rear and fronting on Last-gate Road are individual dwellings.

Because of your client's proposal to change the present zoning to B.M., this hearing is required. A similar request for this site was filed in Cycle II, but it was eventually withdrawn.

September 25, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #5 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: HLB Joint Venture
S/W cor. Reisterstown Rd. & South Tollgate Rd.
Existing Zoning: D-L
Proposed Zoning: B-M
Acres: 3.79 District: 4th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 5 Zoning Cycle V (April-October 1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 5 Zoning Cycle II (October 1981-April 1982).

Very truly yours,

(SIGNED) ROBERT A. MORTON
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EM:PW:iss

cc: Jack Wimbley

T-SW Key Sheet
45 & 46 NW 32 Pos. Sheets
NW 12 H Topo
58 Tax Map

Attachment

May 2, 1979

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #5 (Cycle V-April - October 1979)
Property Owner: HLB Joint Venture
S/W cor. Reisterstown Rd. & South Tollgate Rd.
Existing Zoning: DR 3.5
Proposed Zoning: B-L
Acres: 3.81 District: 4th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County Highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #5 of Zoning Cycle V (April - October 1979).

Very truly yours,

(SIGNED) EDWARD A. McDONNELL
EDWARD A. McDONNELL, P.E.
Chief, Bureau of Engineering

ED:EM:PW:iss

T-SW Key Sheet
45 & 46 NW 32 Pos. Sheets
NW 12 H Topo
58 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

March 18, 1983

Mr. William Hackett, Chairman
Board of Appeals
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Reclassification
Petitions
Cycle V - 1983
Meeting of 3-15-83
Item: #5
Property Owner: HLB
Joint Venture
Location: SW corner
Reisterstown Rd. (Route
140) & South Tollgate Rd.
Existing Zoning: B.L.-
CNS & D.R. 3.5
Proposed Zoning: B.M.
Acres: 3.79
District: 4th

Dear Mr. Hackett:

Due to the lack of detail on the plan, the State Highway
Administration is unable to comment on this site.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 11, 1983

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle V - Meeting of March 15, 1983
Item No. - 5
Property Owner: HLB Joint Venture
Location: SW/Cor. Reisterstown Road and South Tollgate Road.
Existing Zoning: B.L.-CNS & D.R. 3.5
Proposed Zoning: B.M.

Acres: 3.79
District: 4th

Dear Mr. Hackett:

No major change in trip generation is anticipated by the
requested change in zoning.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lem



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 26, 1983

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #5, Cycle V Meeting, March 15, 1983, are as
follows:

Property Owner: HLB Joint Venture
Location: SW/Corner Reisterstown Road and South Tollgate
Road
Existing Zoning: B.L.-CNS & D.R. 3.5
Proposed Zoning: B.M.
Acres: 3.79
District: 4th

Metropolitan water and sewer presently serve the site.

This property is located in the Gwynns Falls Sewerage drainage
area. A moratorium has been placed on the Gwynns Falls Sewer Interceptor
System by the State of Maryland, Department of Health and Mental Hygiene.
As a result, any building permit for construction, renovation or additions
to the existing building resulting in increased sewage flows will not be
approved until the aforementioned moratorium has been lifted.

The Zoning Plan, as submitted, does not include enough information
to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

IN THE MATTER OF THE APPLICATION OF HLB JOINT VENTURE FOR REZONING FROM B.L.-CNS and D.R. 3.5 TO B.M. SW corner REISTERSTOWN and SOUTH TOLGATE ROADS 4th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

NO. R-84-4
Item #4, Cycle V

ORDER OF DISMISSAL

Petition of HLB Joint Venture for reclassification
from B.L.-CNS and D.R. 3.5 to B.M. on property located on the
southwest corner of Reisterstown Road and South Tollgate Road in
the Fourth Election District of Baltimore County.

WHEREAS, the Board is in receipt of a letter of with-
drawal of petition filed September 21, 1983 (a copy of which is
attached hereto and made a part hereof) from the attorney repre-
senting the Petitioner in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioner
requests that the petition filed on behalf of said Petitioner be
withdrawn and dismissed as of September 21, 1983.

IT IS HEREBY ORDERED this 25th day of October
1983, that said petition be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LeRoy B. Snodgrass
LeRoy B. Snodgrass

Patricia Phipps
Patricia Phipps

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hackett
Chairman of the Board of Appeals
c/o Nicholas Commodari, Zoning Dept.
FROM: Mr. Charles E. Burnham
Building Plans Review Chief
SUBJECT: Cycle Zoning V 1983
Meeting of March 15, 1983

Date: March 18, 1983

ITEM #5 HLB Joint Venture
SW/Cor. Reisterstown Road and South Tollgate Road

Any proposed changes of use or occupancy or new construction to this
property will require an applicable permit/permits. At such time,
as the applicant may wish to begin such improvement or use, certain
construction drawings, site plans, plot plans, etc., may be required
along with the required permit applications. Unapproved occupancies,
uses or construction could be deemed a violation of the Baltimore County
Building Code as adopted under Council Bill #4-82, and subject to
penalties or correction.

The Baltimore County Building Code is composed of The 1981 B.O.C.A.
Basic Building Code, The 1981 B.O.C.A. Basic Mechanical Code, The 1981
B.O.C.A. Basic Energy Code, The 1979 One & Two Family Code and Council
Bill #4-82. Also enforced by Baltimore County is the State of Maryland
Handicapped Code also known as the Code of Maryland Regulations 05.01.07.

Work should begin only after a permit is issued and should be inspected
and approved by the various Inspecting Departments before an occupancy
permit can be granted.

No other comment can be made at this time due to the limited amount of
information provided by the plan submitted.

Section 101.5
Section 103.1 Amended
Section 103.2
Section 111.1 Amended
Section 111.5
Section 111.7
Section 112.0
Section 117.0

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 15, 1983

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #V

RE: Item No: 5
Property Owner: HLB Joint Venture
Location: SW/Cor. Reisterstown Road and South Tollgate Road
Present Zoning: B.L.-CNS & D.R. 3.5
Proposed Zoning: B.M.

School Situation

School	Enrollment	Capacity	Over/Under
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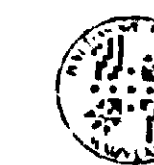
Acres too small to have an effect on student population.

Student Yield With:

Existing Zoning	And	Proposed Zoning
Elementary		
Junior High		
Senior High		

Very truly yours,
Walter Reiter
Walter Reiter, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

March 30, 1983

Mr. William Hackett cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: HLB Joint Venture

Location: SW/Cor. Reisterstown Road and South Tollgate Road

Item No.: 5 Zoning Agenda: Meeting of March 15, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *George M. Hegardt* Noted and Approved: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/ml/cm

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVE., TOWSON, MD. 21204 (301) 321-0600

September 6, 1983

IN REPLY REFER TO:

Board of Appeals
Court House
Towson, Maryland 21204

Attention: Mr. William T. Hackett
Chairman

Re: HLB Joint Venture, Petitioner
Case No. R-84-4, Cycle V - Item #5

Dear Mr. Hackett:

Please be advised that the Petitioner, HLB Joint Venture,
is withdrawing, without prejudice, the above captioned Petition.
This case is now set for hearing on September 27, 1983 at 10:00 a.m.
Please note your records accordingly.

Very truly yours,

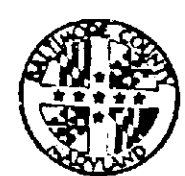
Julius W. Lichter
Julius W. Lichter

HLB Joint Venture

By: *Barry S. Allen*

Date: September 9, 1983

*Oct 9, 1983
9:27am*



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
October 25, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Md. 21204

Re: Case No. R-84-4
HLB Joint Venture

Dear Mr. Lichter:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart,
Administrative Secretary

Encl:

cc: Harold Goldsmith
John W. Hession, III, Esq.
J. E. Jablon
Mrs. J. Jung
J. E. Dyer
N. E. Gerber
J. G. Howell
Board of Education

8. For such further and other reasons as may be disclosed upon more detailed review during the pendency of this Petition assigning error by the Council and change in the neighborhood.

Respectfully submitted,

STEINBERG, LICHTER, COLEMAN & ROGERS

Julius W. Lichter
JULIUS W. LICHTER

August 26, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
SW/corner Reisterstown Road and South Tollgate Road
HLB Joint Venture - Petitioner
Case No. R-84-4 Cycle V - Item #5

TIME: 10:00 A.M.

DATE: Tuesday, September 27, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

September 22, 1983

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
SW/corner Reisterstown Road and
South Tollgate Road
HLB Joint Venture - Petitioner
Case No. R-84-4 Cycle V - Item #5

Dear Mr. Lichter:

This is to advise you that \$630.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:aj

POINTS OF ERROR AND CHANGE

CONCERNING PROPERTY OF HLB JOINT VENTURE.

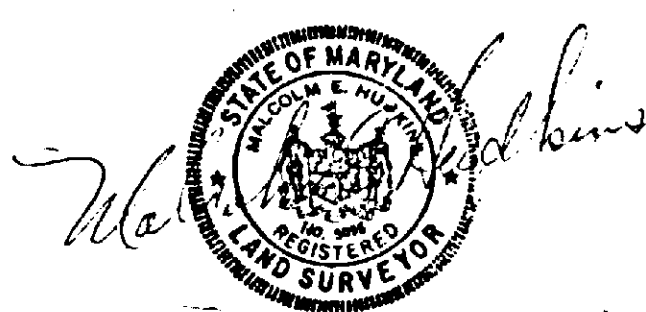
REISTERSTOWN ROAD AND SOUTH TOLLGATE ROAD - FOURTH ELECTION DISTRICT - BALTIMORE COUNTY

THE PETITIONER, HLB Joint Venture, states that the County Council committed error in classifying the subject property BL and DR 3.5 and there are changes in the neighborhood supporting reclassification of the property to BM in that:

1. The property is zoned BL in part and DR 3.5 in part and should have been classified entirely in a BM zone.
2. There is insufficient BM zoning for business in the area to adequately serve the community.
3. The DR 3.5 zoning placed on the rear of the property is not usable and is confiscatory in its application.
4. Due to the size, configuration, location and topography of the property, the BL and DR 3.5 zones are confiscatory and do not recognize the potentials which the BM zone allows to serve the community.
5. BM zone uses will not increase trip densities on Reisterstown Road and the BM zone will lessen the number of trips generated from the site.
6. There are changes in the area which have created a demand for property zoned in the BM zoning classification which cannot be addressed by the BL and DR 3.5 zoning currently designated for this property.
7. The property has attracted the interest of persons for use and development of the site permitted in the BM zone as opposed to uses permitted in BL and DR 3.5 zones and that recognize Master Plan objectives and the attendant opportunities of the now under construction Northwest Expressway, Bonita Boulevard and Rapid Transit System.

Page 2

Subject to a strip of land 17 feet wide along the tenth line of the above described tract for the purpose of widening Reisterstown Road.



Malcolm E. Hudkins
Registered Surveyor #5095

PETITION FOR RECLASSIFICATION

4th Election District

ZONING: Petition for Reclassification
LOCATION: Southwest corner of Reisterstown Road and South Tollgate Road
DATE & TIME: Tuesday, September 27, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: B.L., C.N.S. and D.R. 3.5
Proposed Zoning: B.M.

All that parcel of land in the Fourth District of Baltimore County

Being the property of HLB Joint Venture, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 27, 1983 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

COLEMAN OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHEL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9060

REL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

Revised October 6, 1981
August 26, 1981

ZONING DESCRIPTION:

Beginning for the same at the intersection of the southwest side of Reisterstown Road with the southernmost end of the 25 foot fillet connecting the said southwest side of Reisterstown Road with the east side of South Tollgate Road (120 feet wide) thence binding on the said east side of South Tollgate Road South 46 degrees 06 minutes 30 seconds West 333.97 feet thence South 39 degrees 11 minutes 54 seconds East 503.41 feet thence North 17 degrees 38 minutes 31 seconds East 181.19 feet thence South 65 degrees 17 minutes 39 seconds East 108.30 thence North 11 degrees 28 minutes 22 seconds East 101.61 feet thence North 29 degrees 16 minutes 22 seconds East 20.77 feet thence North 43 degrees 29 minutes 35 seconds West 143.33 feet thence North 46 degrees 30 minutes 25 seconds East 40.00 feet thence North 29 degrees 58 minutes 04 seconds East 75.03 feet to intersect the southwest side of Reisterstown Road binding on Reisterstown Road (66 feet wide) thence North 43 degrees 29 minutes 35 seconds West 283.23 feet thence South 46 degrees 30 minutes 25 seconds West 17.00 feet thence by a curve to the left having a radius of 25.00 feet for an arc length of 39.44 feet to the place of beginning.

Containing 3.79 acres of land more or less.

